

**THIRD AMENDED AND RESTATED MANAGEMENT CERTIFICATE
OF
COTTONWOOD CREEK AT MONTERREY OAK HOA, INC.**

The undersigned, being an officer of Cottonwood Creek at Monterrey Oak HOA, Inc., a Texas nonprofit corporation (the “**Association**”), and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

This certificate amends, restates and replaces in their entireties all previously recorded management certificates for Cottonwood Creek at Monterrey Oak HOA, Inc., including but not limited to those recorded under Document Nos. 2016-16009020, 2021-21054461 and 2023-23040066, Official Public Records of Hays County, Texas and under Document Nos. 2016006205, 202199034161 and 202399026940, Official Public Records of Guadalupe County, Texas.

1. The name of the subdivision: Cottonwood Creek.
2. The name of the Association: Cottonwood Creek at Monterrey Oak HOA, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: All that certain real property located in Hays County, Texas and Guadalupe County, Texas, made subject to that certain Cottonwood Creek Amended and Restated Master Covenant, recorded under Document No. 201616008122, in the Official Public Records of Hays County, Texas, and recorded under Document No. 2016005572, in the Official Public Records of Guadalupe County, Texas as the same may be amended from time to time (the “**Declaration**”).
4. The recording data for the Declaration and any amendments to the Declaration: See Attachment 1 to this Management Certificate.
5. The name and mailing address of the Association: Cottonwood Creek at Monterrey Oak HOA, Inc., c/o Goodwin Management, Attn: Ryan Gold, 11950 Jollyville Road, Austin, Texas 78759.
6. The name, mailing address, telephone number, and email address of the person managing the Association:

Name:	Cottonwood Creek at Monterrey Oak HOA, Inc. c/o Goodwin Management
Mailing Address:	11950 Jollyville Road Austin, Texas 78759
Attn:	Lisa Pair
Telephone Number:	210-447-5562
Email Address:	ACWCManager@Goodwintx.com

7. Website to access the Association's dedicatory instruments:
<http://acwc.previews.townsq.io/0>
8. Amount and description of fees related to property transfer in the subdivision:
The Association fees are in the following amounts:

Working Capital Assessment – Amount equal to the annual Regular Assessment amount for the current fiscal year (as such term is defined in the Covenant, recorded in the Official Public Records of Hays and Guadalupe Counties, Texas).

Transfer Fee - \$275.00

Resale Certificate Fee - \$375.00

The Association fees cover all costs that the Association incurs related to a property transfer in the subdivision.

[SIGNATURE PAGE FOLLOWS]

This Certificate is effective as of the date this Certificate is Recorded in the Official Public Records of Hays County, Texas and Guadalupe County, Texas.

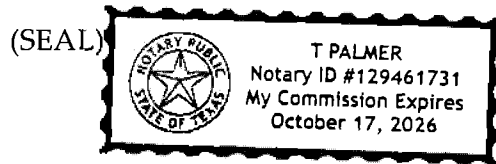
COTTONWOOD CREEK AT MONTERREY OAK HOA, INC.,

a Texas nonprofit corporation

By: [Signature]
 Printed Name: Roxanna Lebron
 Title: President

STATE OF TEXAS §
 COUNTY OF Hays §

This instrument was acknowledged before me on the 21 day of November, 2023, by Roxanna Lebron, as President of Cottonwood Creek at Monterrey Oak HOA, Inc., a Texas nonprofit corporation, on behalf of said nonprofit corporation.



[Signature]
 Notary Public Signature

AFTER RECORDING RETURN TO:

Robert D. Burton, Esq.
 Winstead PC
 401 Congress Avenue, Suite 2100
 Austin, Texas 78701
 Email: rburton@winstead.com

ATTACHMENT 1

RECORDING DATA FOR THE COVENANT AND RELATED DOCUMENTS

1. Cottonwood Creek - Amended and Restated Master Covenant, recorded as Document No. 2016-16008122, Official Public Records of Hays County, Texas, and as Document No. 2016005572, Official Public Records of Guadalupe County, Texas.
2. Cottonwood Creek - Amended and Restated Development Area Declaration - Residential, recorded as Document No. 201616008336, Official Public Records of Hays County, Texas, and as Document No. 2016005736, Official Public Records of Guadalupe County, Texas.
3. Cottonwood Creek – Community Enhancement Covenant, recorded as Document No. 201616008337, Official Public Records of Hays County, Texas, and as Document No. 2016005737, Official Public Records of Guadalupe County, Texas.
4. Cottonwood Creek – Community Manual, recorded as Document No. 201616008338, Official Public Records of Hays County, Texas, and as Document No. 2016005738, Official Public Records of Guadalupe County, Texas.
5. Cottonwood Creek – Notice of Applicability – Residential – Phase 1, Section 3, recorded as Document No. 201616019488, Official Public Records of Guadalupe County, Texas.
6. Cottonwood Creek – Notice of Applicability – Residential – Phase 1, Section 4, recorded as Document No. 17011648, Official Public Records of Hays County, Texas.
7. Assignment of Declarant’s Rights, recorded August 11, 2017 as Document No. 17028184, Official Public Records of Hays County, Texas.
8. Cottonwood Creek – Adoption of Working Capital Assessment, recorded as Document No. 201899021604, Official Public Records of Guadalupe County, Texas, and as Document No. 18033088, Official Public Records of Hays County, Texas.
9. Cottonwood Creek – Notice of Applicability – Residential – Phase 3, Unit 1, recorded as Document No. 18033086, Official Public Records of Hays County, Texas.
10. Cottonwood Creek – Amendment to Amended and Restated Master Covenant [Residential], recorded as Document No. 18033087, Official Public Records of Hays County, Texas, and as Document No. 201899021603, Official Public Records of Guadalupe County, Texas.
11. Cottonwood Creek – Notice of Applicability – Residential – Phase 3, Unit 2, recorded as Document No. 18042847, Official Public Records of Hays County, Texas, and as Document No. 201899027824, Official Public Records of Guadalupe County, Texas.

ATTACHMENT 1

COTTONWOOD CREEK AT MONTERREY OAK HOA, INC.
MANAGEMENT CERTIFICATE

12. Cottonwood Creek – Termination of Community Enhancement Covenant, recorded as Document No. 18044500, Official Public Records of Hays County, Texas, and as Document No. 201899028687, Official Public Records of Hays County, Texas.
13. Cottonwood Creek – Notice of Applicability – Residential – Phase 3, Unit 3, recorded as Document No. 19042565, Official Public Records of Hays County, Texas.
14. Cottonwood Creek – Notice of Applicability – Residential – Phase 3, Unit 8, recorded as Document No. 20057853, Official Public Records of Hays County, Texas.
15. Cottonwood Creek – Notice of Applicability – Residential – Phase 3, Unit 5, recorded as Document No. 20057854, Official Public Records of Hays County, Texas.
16. Cottonwood Creek – Notice of Applicability – Residential – Phase 3, Unit 6, recorded as Document No. 21022808, Official Public Records of Hays County, Texas.
17. First Supplement to Community Manual for Cottonwood Creek, recorded as Document No. 21048650, Official Public Records of Hays County, Texas, and as Document No. 202199031137, Official Public Records of Guadalupe County, Texas.
18. Declarant Removal and Appointment of Directors for Cottonwood Creek, recorded as Document No. 2022-22035013, Official Public Records of Hays County, Texas, and as Document No. 202299022257, Official Public Records of Guadalupe County, Texas.
19. Declarant Removal and Appointment of Directors for Cottonwood Creek, recorded as Document No. 2023-23016127, Official Public Records of Hays County, Texas, and as Document No. 202399011277, Official Public Records of Guadalupe County, Texas.
20. Cottonwood Creek Second Supplement to Community Manual, recorded under Document No. 202399026916, Official Public Records of Guadalupe County, Texas, and recorded under Document No. 2023-23039954, Official Public Records of Hays County, Texas.
21. Cottonwood Creek Third Supplement to Community Manual, recorded under Document No. 202399028706, Official Public Records of Guadalupe County, Texas, and recorded under Document No. 23042877, Official Public Records of Hays County, Texas.

ATTACHMENT 1

COTTONWOOD CREEK AT MONTERREY OAK HOA, INC.
MANAGEMENT CERTIFICATE

FILED and RECORDED in the OFFICIAL PUBLIC RECORDS

Honorable Teresa Kiel, Guadalupe County Clerk

Document Number: 202399028821
Recorded On: November 27, 2023 09:52 AM
Total Pages: 6
Total Fees: \$42.00

Discriminatory restrictive covenants based on race, color, religion contradict the 14th Amendment's Equal Protection Clause and are therefore unenforceable under federal law. Supreme Court Decision Shelly v. Kraemer 1948.

**THIS PAGE CONTAINS IMPORTANT RECORDING INFORMATION
AND SHALL REMAIN A PART OF THIS INSTRUMENT.**

Receipt Number: 20231127000047
User: Marissa A
Station: Production 1

Return To:
Simplifile

**STATE OF TEXAS
GUADALUPE COUNTY**

I hereby certify this instrument was ELECTRONICALLY FILED and RECORDED in the OFFICIAL PUBLIC RECORDS of Guadalupe County, Texas on the date/time printed above.



Teresa Kiel
Teresa Kiel
Guadalupe County Clerk
Guadalupe County, TX